039.0	0007	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	780,700	/	780,700
USE VALUE:	780,700	/	780,700
ASSESSED:	780,700	/	780,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	PATRICK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUDDY MARTIN W & FERNANDA
Owner 2:	
Owner 3:	
Street 1:	6 PATRICK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1970, having primarily Vinyl Exterior and 2684 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6012.000	396,500		384,200	780,700
Total Card	0.138	396,500		384,200	780,700
Total Parcel	0.138	396,500		384,200	780,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.87 | /Parcel: 290.87

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	26260
GIS Ref	
GIS Ref	
Insp Date	12/06/18

!3247!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	396,500	0	6,012.	384,200	780,700		Year end	12/23/2021
2021	104	FV	375,000	0	6,012.	384,200	759,200		Year End Roll	12/10/2020
2020	104	FV	375,100	0	6,012.	384,200	759,300	759,300	Year End Roll	12/18/2019
2019	104	FV	349,200	0	6,012.	348,200	697,400	697,400	Year End Roll	1/3/2019
2018	104	FV	349,200	0	6,012.	330,200	679,400	679,400	Year End Roll	12/20/2017
2017	104	FV	326,800	0	6,012.	288,200	615,000	615,000	Year End Roll	1/3/2017
2016	104	FV	326,800	0	6,012.	246,100	572,900	572,900	Year End	1/4/2016
2015	104	FV	277,900	0	6,012.	228,100	506,000	506,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:49:08

LAST REV

Date	Time
05/14/19	14:37:28
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3247

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1084-167		8/1/1991		145,000	No	No		A

USER DEFINED

Prior Id # 1:	26260
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/27/2009	Measured	163	PATRIOT
3/1/2000	Mailer Sent		
3/1/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6012		Sq. Ft.	Site		0	64.	1.00	3									384,229						384,200	

Total AC/HA:	0.13802	Total SF/SM:	6012	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	384,229	Spl Credit		Total:	384,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.9	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.04120708
Const Adj.:	0.97029907
Adj $ / SQ:	151.542
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	565679
Depreciation:	169138
Depreciated Total:	396541

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

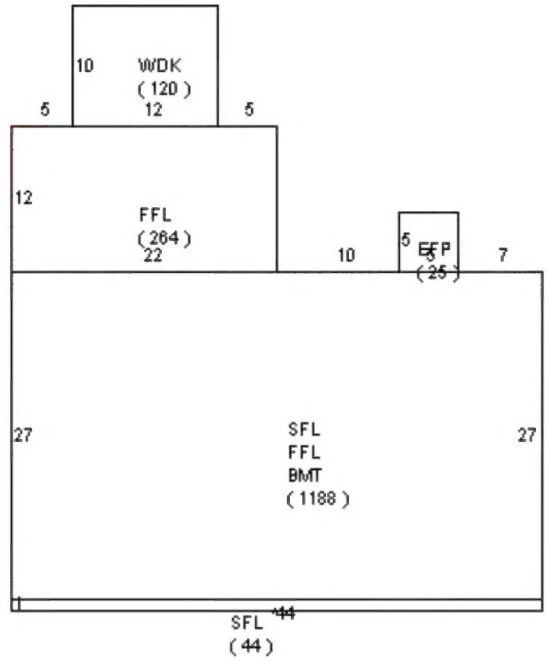
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	151.54
Special Features:	0	Val/Su Net:	98.71
Final Total:	396500	Val/Su SzAd	147.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,452	151.540	220,039
SFL	Second Floor	1,232	151.540	186,700
BMT	Basement	1,188	45.460	54,010
WDK	Deck	120	13.910	1,669
EFP	Enclos Porch	25	70.440	1,761

Net Sketched Area:	4,017	Total:	464,179
Size Ad	2684	Gross Area	4017	FinArea	2684
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

039.0-0007-0010.0

IMAGE

AssessPro Patriot Properties, Inc